This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-18-2259

Return to:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd, Suite 115
Memphis, TN 38120
RT No. 18110327
FNTG 7037402
Tribeca No. 278744

Bill Garrett Davidson County
Batch# 111627 DEEDWARR
07/02/2018 11:26:23 AM 2 pgs
Fees: $13.00 Taxes: $891.70
20180702-0063820

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $241,000.00

Molly McDonald
Affiant

Subscribed and sworn to before me, this the 26th day of June, 2018

Linda A. Gray
Notary Public
My Commission Expires: Sept. 16, 2018

LINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. SEPT. 16, 2018

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MJ Rental I, LLC P.O. Box 4090 Scottsdale, AZ 85261	New Owner	182-06-0A-206.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Matthew J. Wingard and Jemia A. Wingard, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MJ Rental I , LLC, a Delaware limited liabilty company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being all of Lot No. 200, on the Final Plat Old Hickory Hills, Phase Two-Section Three as shown by plat appearing of record in Instrument No. 20040420-0044507, as corrected by Surveyors Certificate of Correction of record in Instrument No. 20041021-0126628, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew J. Wingard and Jemia A. Wingard, husband and wife by Warranty Deed from Jason R. Shuster and Sarah B. Shuster F/K/A Sarah B. Pavia, husband and wife, dated August 3, 2015, recorded August 5, 2015, of record in Instrument No. 20150805-0077862, Register's Office for Davidson County, Tennessee.

This is improved property located at: **8628 Lawson Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2018.

GRANTOR:

Matthew J. Wingard

Jemia A. Wingard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew J. Wingard and Jemia A. Wingard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of June, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21